

180.0

0002

0002.0

Map

Block

Lot

1 of 1
CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel
477,700 / 477,700

USE VALUE:

477,700 / 477,700

ASSESSED:

477,700 / 477,700


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
0	LOT	SYLVIA ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DEPT/CONSERVATION & RECREATIO	
Owner 2:	URBAN PARKS & REC. DIV	
Owner 3:		

Street 1: 20 SOMMERSET

Street 2:

Twn/City: BOSTON

St/Prov: MA Cntry Own Occ: N

Postal: 02108 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This Parcel contains .201 Sq. Ft. of land mainly classified as DCR

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
920	DCR		8748	Sq. Ft.	Site		0	70.	0.786											477,708						477,700	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
920	8748.000			477,700	477,700		122218
							GIS Ref
							GIS Ref
							Insp Date
							12/28/99

Source: Market Adj Cost Total Value per SQ unit /Card: N/A /Parcel: N/A Entered Lot Size Total Land: Land Unit Type:

!14151!

USER DEFINED

Prior Id # 1:	122218
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	18:26:02
mmcmakin	
14151	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 180.0-0002-0002.0

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

2022	920	FV		0	8,748.	477,700	477,700		Year end	12/23/2021
2021	920	FV		0	8,748.	477,700	477,700		Year End Roll	12/10/2020
2020	920	FV		0	8,748.	477,700	477,700		Year End Roll	12/18/2019
2019	920	FV		0	8,748.	470,900	470,900		Year End Roll	1/3/2019
2018	920	FV		0	8,748.	361,700	361,700		Year End Roll	12/20/2017
2017	920	FV		0	8,748.	341,200	341,200		Year End Roll	1/3/2017
2016	901	FV		0	8,748.	313,900	313,900		Year End	1/4/2016
2015	901	FV		0	8,748.	293,400	293,400		Year End Roll	12/11/2014

SALES INFORMATION TAX DISTRICT PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8843-2		1/1/1901	Family		No	No	N	

BUILDING PERMITS ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/28/1999		Vacant Lot						
1/1/1919								

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH			
Type:		Full Bath:	Rating:						
Sty Ht:		A Bath:	Rating:						
(Liv) Units:	Total:	3/4 Bath:	Rating:						
Foundation:		A 3QBth:	Rating:						
Frame:		1/2 Bath:	Rating:						
Prime Wall:		A HBth:	Rating:						
Sec Wall:	%	OthrFix:	Rating:						
Roof Struct:		OTHER FEATURES							
Roof Cover:		Kits:	Rating:	1st Res Grid	Desc:	# Units			
Color:		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O				
View / Desir:		Frpl:	Rating:	Other					
GENERAL INFORMATION		WSFlue:	Rating:	Upper					
		CONDOS INFORMATION							
Grade:		Location:		Lvl 2					
Year Blt:	Eff Yr Blt:	Total Units:		Lvl 1					
Alt LUC:	Alt %:	Floor:		Lower					
Jurisdict:	Fact:	% Own:		Totals	RMs:	BRs:	Baths:	HB	
Const Mod:		Name:		REMODELING					
Lump Sum Adj:				RES BREAKDOWN					
INTERIOR INFORMATION		DEPRECIATION							
Avg Ht/FL:		Phys Cond:	0.0	Exterior:	No Unit	RMS	BRs	FL	
Prim Int Wal		Functional:	%	Interior:					
Sec Int Wall:	%	Economic:	%	Additions:					
Partition:		Special:	%	Kitchen:					
		Override:	%	Baths:					
				Plumbing:					
				Electric:					
				Heating:					
				Totals					

INTERIOR INFORMATION

Avg Ht/FL:		
Prim Int Wal:		
Sec Int Wall:		%
Partition:		
Prim Floors:		
Sec Floors:		%
Bsmnt Flr:		
Subfloor:		
Bsmnt Gar:		
Electric:		
Insulation:		
Int vs Ext:		
Heat Fuel:		
Heat Type:		
# Heat Sys:		
% Heated:		% AC:
Solar HW:		Central Vac:
% Com Wal		% Sprinkled

MOBILE HOME

Make:

odel:

Serial #

Year:

Color:

SPEC FEATURES/YARD ITEMS

SKETCH

COMMENTS

MATH FEATURES

EXTERIOR INFORMATION

Type:		
Sty Ht:		
(Liv) Units:		Total:
Foundation:		
Frame:		
Prime Wall:		
Sec Wall:		%
Roof Struct:		
Roof Cover:		
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

CONDOS INFORMATION

Location:	Lower	Totals	RMs:	BRs:	Baths:	HB
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Total Units: _____

Floor: **REMODELING** **RES BREAKDOWN**

Table 1. Summary of the main characteristics of the four groups.

RES BREAKDOWN

APPRECIATION

Phys Cond:	0.0	%	Additions:	
Functional:		%	Kitchen:	
Economic:		%	Baths:	
Special:		%	Plumbing:	
Override:		%	Electric:	
	Total:	0	Heating:	
		%	General:	
				Totals

ALC SUMMARY

COMPARABLE SALES				
Basic \$ / SQ:	Parcel ID	Typ	Date	Sale Price
Size Adj.: 1.00000000				
Const Adj.: 16.00000000				
Adj \$ / SQ:				
Other Features: 0				
Grade Factor:				
NBHD Inf: 1.00000000				
NBHD Mod:				
LUC Factor: 1.00				
Adj Total: 0				
Depreciation: 0				
Depreciated Total: 0				
	WtAv\$/SQ:	AvRate:	Ind.Val	
	Juris. Factor:		Before Depr:	0.00
	Special Features:	0	Val/Su Net:	
	Final Total:	0	Val/Su SzAd	

SUB AREA

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc.